

Adopt Existing Article Title.

Article 6. Fire Protection Standards for Parks

Adopt Proposed Section 1300 as Section 2300.

§[1300] 2300. Application and Scope.

(a) Definitions. The following definitions shall apply to this Article:

(1) "Enforcement Agency" means the Department of Housing and Community Development, or any city, county, or city and county which has assumed responsibility for the enforcement of the Mobilehome Parks Act.

(2) "Fire Agency" means a city, county, or city and county fire department, or fire district.

(3) "Fire Hydrant" means a connection to a water source for the purpose of supplying water to a fire hose or other fire protection apparatus.

(4) "Park" means a manufactured housing community, mobilehome park, or special occupancy park.

(5) "Private Fire Hydrant" means a fire hydrant owned by the park.

(b)(a) For parks with a permit to construct dated on or after January 1, 2004, Fire protection equipment meeting the requirements of the National Fire Protection Association (N.F.P.A.) Standard No. 24, 1977 1995 Edition, which is hereby incorporated by reference, shall be installed and maintained in every park consisting of 15 or more lots, ~~constructed after September 1, 1968, or, parks enlarged to consist of 15 or more lots.~~ Installation of fire protection equipment is required only for the new lots added.

(b) For parks with a permit to construct dated between September 1, 1968, and January 1, 2004, Fire protection equipment meeting the requirements of the National Fire Protection Association (N.F.P.A.) Standard No. 24, 1977 Edition, which is hereby incorporated by reference, shall be maintained in every park consisting of 15 or more lots.

(c) Testing of Private Fire Hydrants. ~~P~~park owners and operators shall be responsible for ~~the testing and certification of the operation and water flow requirements of all private fire hydrants installed in any park,~~ regardless of its age or number of lots in the park, private fire hydrants in a manner consistent and responsible for compliance with other applicable provisions of this Article.

(d) Reciprocity of Enforcement Agencies. The provisions of section 42302 and sections 42316 through 42318, of this article inclusive, do not create any obligation for the enforcement agency to report violations to a fire agency, or for the fire agency to report violations to the enforcement agency. However, this subsection does not preclude either enforcement agencies or fire agencies from sharing information related to fire prevention or suppression in parks.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

Adopt Proposed Section 1302 as Section 2302.

§[1302] 2302. Local Fire Prevention Code Enforcement.

(a) ~~Pertaining to parks for which~~ When the department is the enforcement agency, a fire agency, as defined in this chapter Article, may elect to assume responsibility to enforce its fire prevention code in parks, within its jurisdictional boundaries, by providing the department with a written 30-day notice pursuant to Health and Safety Code ~~Section 18694~~ Section 18873.5 (d).

(b) The written notice assuming enforcement responsibilities for fire prevention shall clearly identify the geographical boundaries of the jurisdiction of the fire agency and include the name and address of each park located within these geographical boundaries.

(c) The fire agency that has assumed responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries pursuant to this Aarticle, shall do all of the following:

(1) Enforce its fire prevention code as it applies to each of the following areas: fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, parking, lot identification, weed abatement, debris abatement, combustible storage abatement and burglar bars.

(2) Apply its fire prevention code provisions only to conditions:

(A) that arise after the adoption of its fire prevention code;

(B) not legally in existence at the adoption of its fire prevention code; or

(C) that, in the opinion of the fire chief, constitute a distinct hazard to life or property. ~~Any reporting requirements imposed by the local agency fire prevention code shall be in addition to, and shall not replace, the reporting requirements of this article.~~

(3) Upon assuming responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries, the fire agency shall notify all park operators within 30 days of the assumption of enforcement responsibility.

(A) This notification shall include identification of the specific applicable codes that will be enforced, where copies of the identified codes may be obtained, and the scope and proposed timeframe of any established or proposed inspection program.

(B) The park operator shall post a copy of the notification in the park as near as possible to the location where the annual permit to operate is posted in order to advise the residents of the change in enforcement jurisdiction.

(d) A fire agency that has assumed responsibility for enforcement of its fire prevention code, according to this article and Section 18873.5 of the Health and Safety Code, shall also be deemed to have assumed fire prevention enforcement responsibility, within its jurisdictional boundaries, for all mobilehome parks, as set forth in Title 25, California Code of Regulations, commencing with Section 1300 and Section 18691 of the Health and Safety Code.

(e) If a fire agency, that has assumed responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries, decides to cancel its responsibility, it shall provide the following:

(1) A written notice to the department not less than 30 days prior to the proposed cancellation date.

(2) A written cancellation notice clearly identifying the geographical boundaries of the jurisdiction, for which the fire agency is returning enforcement, and includes the name and address of each park located within these geographical boundaries.

(3) A written notification to all park operators within its jurisdictional boundaries of the cancellation of enforcement responsibility prior to the date of cancellation of enforcement responsibility. The notice shall contain the date of transfer for enforcement responsibility and a statement to the park operator to post the notice.

(A) The park operator shall post a copy of the notification in the park as near as possible to the location where the annual permit to operate is posted in order to advise the residents of the change in enforcement jurisdiction.

(4) Transfer all park records to the department on or before the effective date of the transfer of enforcement responsibility.

(f) A fire agency that canceling its responsibility for enforcement of its fire prevention code, according to this article and Section 18873.5 of the Health and Safety Code, shall also be deemed to have canceled its fire

prevention enforcement responsibility, within its jurisdictional boundaries, for all mobilehome parks, as set forth in Title 25, California Code of Regulations, commencing with Section 1300 and Section 18691 of the Health and Safety Code.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18865 and 18873.5, Health and Safety Code.

Adopt Proposed Section 1304 as Section 2304.

§~~[1304]~~ 2304. Local Regulations.

(a) The provisions of this article are not applicable in parks located within a city, county, or city and county which:

(4) has adopted and is enforcing a fire prevention code imposing restrictions equal to or greater than the restrictions imposed by these regulations; ~~and~~

~~(2) which is the enforcement agency.~~

~~1302(C)(b)~~ Any reporting requirements imposed by the local agency fire prevention code shall be in addition to, and shall not replace, the reporting requirements of this Aarticle.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18865 and 18873.5, Health and Safety Code.

Adopt Proposed Section 1684 as Section 2305.

§~~[1305]~~ 2305. Fire Fighting Instructions.

The park operator shall be responsible for the instruction of ~~his~~ park staff in the use of ~~the~~ private park fire protection equipment and their specific duties in the event of fire.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

Adopt Proposed Section 1306 as Section 2306.

§~~[1306]~~ 2306. Permits Required.

No person shall construct, reconstruct, modify, or alter any installations relating to fire protection equipment within a park unless a written permit has been obtained from the enforcement agency with written evidence of approval from the fire agency responsible for fire suppression in the park.

Note: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18870, Health and Safety Code.

Adopt Proposed Section 1308 as Section 2308.

§[1308] 2308. Lot Installations.

Each lot constructed shall have installed an accessible 3/4-inch valved water outlet designed for connecting a 3/4-inch female swivel hose connection for fire suppression use in addition to the water connection to the ~~mobilehome~~ unit.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

Adopt Proposed Section 1310 as Section 2310.

§[1310] 2310. ~~Hydrants.~~ Alternate Systems.

Where the required water supply is inadequate to comply with ~~N.F.P.A. Standard No. 24, 1977,~~ the provisions of this article and either outside protection, or local conditions justify reducing this requirement, other hydrant systems may be installed provided the alternate system is approved by the fire agency responsible for fire suppression in the park and by the enforcement agency.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

Adopt Proposed Section 1312 as Section 2312.

§[1312] 2312. Private Systems.

In areas where fire department services are not available, as determined by the enforcement agency, a private fire protection system shall be installed and maintained consisting of hydrant or wet standpipe risers connected to the park water main or a separate system capable of delivering 75 ~~gpm~~ gallons per minute at 30 ~~psi~~ pounds per square inch with at least two lines open, in addition to the normal requirements of the park, and with the hydrants or wet standpipes located within 75 feet of each lot. Each hydrant or wet standpipe shall be provided with an approved 1 ½" hose valve and connection with one 1 ½" national standard male outlet and shall have connected thereto a minimum of 75 feet of 1 ½" cotton or dacron jacketed rubber lined fire hose with an approved cone type nozzle with a minimum ½" orifice. ~~The F~~ire hose shall be mounted on an approved hose rack or reel enclosed in a ~~wooden or metal~~ weather resistant cabinet which shall be painted red and marked "FIRE HOSE" in four-inch letters of contrasting color.

NOTE: Authority cited: Sections 18865, 18872, and 18873.5, Health and Safety Code. Reference: Sections 18872 and 18873.5, Health and Safety Code.

Adopt Proposed Section 1314 as Section 2314.

§[1314] 2314. Care of Equipment.

All fire protection ~~or~~ and suppression equipment shall be protected against freezing in any areas subject to freezing.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

Adopt Proposed Section 1316 as Section 2316.

§~~1316~~ 2316. Private Fire Hydrant Operation and Water Flow Requirements.

(a) Private fire hydrants, as defined in this Article, shall ~~be~~ meet the operational requirements as prescribed in subsection (b) of this Section, and meet the water flow standards prescribed by subsection (c) of this Section.

(b) Operation. Private fire hydrants shall have at least the following characteristics in order to be considered operational for the purposes of this Article:

- (1) valves that operate freely and are properly lubricated,
- (2) threads and caps that are undamaged,
- (3) reasonable protection from vehicular damage,
- (4) ~~accessibility with outlets on hydrants are~~ 14 inches to 24 inches above grade. Standpipes outlets need not be a specific height, but must be readily accessible.
- (5) 36 inches of unobstructed access around the hydrants, and
- (6) locators or markings to clearly identify their location.
- (7) Each 1 ½ - inch hydrant meets the requirements for hoses, locations, storage and storage cabinet marking as defined in section 2312 of this article.

(c) Water Flow. Private fire hydrants, as defined in this Article, shall have water flow not less than any one of the following:

- (1) 500 gallons per minute with a minimum residual pressure of 20 pounds per square inch for a fire hydrant with a four (4)-inch or larger barrel or riser, or
- (2) 250 gallons per minute with a minimum residual pressure of 20 pounds per square inch for a fire hydrant with a two-and-one-half (2-1/2) inch barrel or riser, or
- (3) 75 gallons per minute with a minimum residual pressure of 30 pounds per square inch for a fire hydrant with a one-and-one-half (1-1/2) inch outlet with an approved one-and-one half-inch (1-1/2) hose as required in Section ~~4~~2312.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

Adopt Proposed Section 1317 as Section 2317.

§~~1317~~ 2317. Private Fire Hydrant Test and Certification.

(a) Verification of Private Fire Hydrant Test and Certification. The Private Fire Hydrant Test and Certification Report, ~~(form HCD MP 532) dated 10/01 (form)~~ a form defined in section 2002 of this chapter, shall be used to verify that private fire hydrants have been tested and certified for operation and water flow. All parks, shall submit the form, including parks that qualify for testing exceptions, to the enforcement agency for the park.

(b)(1) The test results reported on the designated form, shall be certified by one of the following:

- (A) the fire agency responsible for fire suppression in the park,
- (B) a local water supplier,
- (C) a licensed C-16 fire protection contractor, or
- (D) a licensed Fire Protection Engineer.

(2) In order to certify the test results reported on the form, the fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer shall witness the test. The fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer, may also perform the test.

~~(c) Initial Test and Certification. No later than December 31, 2002, an initial test and certification of the operation and water flow of private fire hydrants shall be completed. The park operator shall submit the completed original copies of the form to the enforcement agency, as defined in this Article chapter, with a copy forwarded and to the fire agency responsible for fire suppression in the park.~~

~~(d)(c) Annual Test and Certification of Operation. Beginning with the renewal of the park permit to operate for the year 2003, private fire hydrants shall be tested and certified annually in order to determine that they are operational as specified in subsection 42316(b) of this Aarticle. Verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park, as required in Ssection 42319 of this Aarticle. A park, when applying for renewal of its 2003 permit to operate, and which existed prior to December 31, 2002, may use the form with a 2002 test date, provided that the 2002 test date occurred within the 12 months preceding the date of its 2003 renewal application. The original copy of the 2002 form must be submitted with the 2003 application for renewal of the permit to operate.~~

(e) Five-Year Test and Certification of Water Flow.

(1) Private fire hydrants shall be tested and certified at least every fifth year for minimum water flow as prescribed in Ssection 42316 of this Aarticle, and verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park as required in Ssection 42319 of this Aarticle.

(2) Parks existing prior to December 31, 2002, shall submit verification of their five-year test and certification for minimum water flow beginning with the permit to operate renewal year 2008, after the initial water flow test has been completed.

(3) The five-year test and certification of the required water flow shall be conducted during the 12 months prior to the renewal of each fifth-year park permit to operate. The previous five-year renewal for the prior permit to operate must have complied with the required water flow standards set forth in Ssection 2316 of this Aarticle.

(4) Testing for the required water flow shall be conducted in such a manner as to ensure there is no pollution of the storm drain system or any other water or drainage systems within, or serving, the park, and no damage to structures or improvements within or outside of the park.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

Adopt Proposed Section 1318 as Section 2318.

§~~1318~~ 2318. Private Fire Hydrants With Violations.

(a) Correction of Violation. If, at any time, a test undertaken pursuant to this Aarticle, or any other test or event, indicates that a private fire hydrant is in violation of any provision of Ssection 42316, within sixty (60) days of the date of the event or the test of the private fire hydrant, the park operator shall obtain a permit to construct from the park enforcement agency, and shall promptly begin and maintain activity to ensure the private fire hydrant meets the minimum requirements of this Aarticle. This timeframe may be extended for extenuating circumstances subject to approval by the enforcement agency.

(b) Approval to Use Existing Private Fire Hydrant. Where the water flow test of a private fire hydrant reveals a water flow less than that specified in subsection 42316(c) of this Aarticle, and it is determined that the private fire hydrant cannot be repaired to meet the water flow requirement, the park operator may request approval from the

fire agency responsible for fire suppression in that park to continue using the existing private fire hydrant. Approval to use the existing private fire hydrant may be granted, by an authorized agent for the fire agency responsible for fire suppression in the park by signing Part VI, Waiver For Private Fire Hydrant on the form prescribed in Section 42317(a).

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

Adopt Proposed Section 1319 as Section 2319.

§1319 2319. Private Fire Hydrant Compliance For Park Operation.

(a) ~~Permits To Operate.~~ Permits to operate shall not be issued for parks with private fire hydrants that do not meet the requirements of this Article.

(b) ~~Verification of Test and Certification.~~ When applying for or renewing a permit to operate, the park operator shall submit the original form prescribed in Section 42317(a) to the enforcement agency, as defined in this Article, and a copy forwarded to the fire agency responsible for fire suppression in the park.

(c) ~~Issuance of a Permit To Operate.~~ Provided a park meets all other requirements for obtaining or renewing a permit to operate, a permit to operate may be issued to a park where the form prescribed in Section 42317(a), has been submitted to the enforcement agency and one of the following options exists:

(1) the form shows no violations;

(2) the water flow test reveals a water flow less than that specified in subsection 42316(c) of this Article, and the park operator has obtained a waiver allowing continued use of the existing private fire hydrant from the fire agency responsible for fire suppression in that park, pursuant to subsection 42318(b);

(3) a construction permit has been obtained and activity maintained to ensure the private fire hydrant meets the minimum requirements of this Article; or

(4) all violations of Section 42316 are corrected, and a revised or final form as prescribed in Section 42317(a), verifying the correction, has been submitted to the enforcement agency.

(d) Refusal to issue a permit to operate pursuant to this subsection, shall not preclude a park enforcement agency from pursuing other enforcement remedies as provided by the Mobilehome Parks Act law, or the fire agency from pursuing enforcement remedies provided by applicable laws or ordinances.

(e) The enforcement agency shall maintain, for a minimum of six years, all copies of the form prescribed in Section 42317(a), which shall be available for review by the department.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.